

DATE: May 5, 2011

TO: Barbara Ross, Deputy Director
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2011-0021
Administrative Review for Change of Ownership
Site Use: Bank Drive-Through Facility
Applicant: Wells Fargo
Location: 330 North Washington Street
Zone: CD / Commercial Downtown

Request

Special Use Permit #2011-0021 is a request to change ownership of the existing bank with a drive-through facility from First Union National Bank of Virginia to Wells Fargo Bank. No changes to the existing bank operation are proposed.

Background

Drive-through facilities require Special Use Permit approval. City Council granted SUP#96-0107 to First Union Bank on October 19, 1996 to expand an existing drive-through facility from two to four drive-through lanes. First Union Bank merged with Wachovia Bank about eight years ago, though no change of ownership was filed at that time.

On May 5, 2011 staff visited the subject property and found no violations of the conditions of Special Use Permit #96-0107. Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

Community Outreach

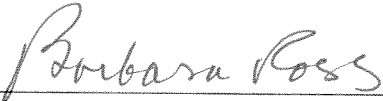
Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Old Town Civic Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the Special Use Permit for public hearing.

Staff Action

Staff does not object to the change of ownership request for the bank drive-through facility. All Wachovia Bank locations in the area will soon be trading under the Wells Fargo name, though this is the only location in Alexandria that needs a Special Use Permit, given the drive-through facility expansion in 1996. Staff hereby approves the change of ownership request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: May 9, 2011
Action: Approved



Barbara Ross, Deputy Director

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2011-0021

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#96-0107)
2. No vehicles waiting in line for tellers shall be allowed to back-up onto Princess Street. (P&Z) (SUP#96-0107)
3. **CONDITION SATISFIED IN 1998 AND DELETED BY STAFF:** ~~The applicant shall prepare a parking and landscape plan, to include, without limitation, the location and screening of the dumpster, a 30" - 36" perimeter brick wall to screen the parking lot, and internal and street trees, to the satisfaction of the Director of Planning and Zoning, prior to issuance of a building permit. (P&Z) (SUP#96-0107)~~
4. **CONDITION AMENDED BY STAFF:** Landscaping and other features of the ~~approved landscape plan approved in 1998~~ shall be ~~installed prior to the operation of the expanded drive through facility, or such later day as~~ maintained to the satisfaction of the Director of Planning and Zoning ~~may approve.~~ (P&Z) (SUP#96-0107)
5. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police) (SUP#96-0107)
6. Lighting in the parking lot shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP#96-0107)
7. **CONDITION AMENDED BY STAFF:** ~~All loudspeakers shall be prohibited from the exterior of the building and~~ no amplified sound shall be audible at the property line. (P&Z) (SUP#96-0107)
8. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
9. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

10. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)